

TILDEN TOWNSHIP PLANNING COMMISSION

Regular Meeting
January 19, 2010

The Tilden Township Planning Commission met in the Tilden Township Municipal Building on January 19, 2010 with the following present: Dale Keener, JoAnn Rahauser, William Byassee, Engineer, Ron Tirpak and Secretary, Cheryl Haus. Members, Tom Hojnowski and Kristi Koinski were absent. A copy of the roster is on file with the secretary.

Chairman Dale Keener called the meeting to order at 7:40 p.m.

Secretary Cheryl Haus asked for nominations for Chairman for 2010. JoAnn Rahauser nominated Dale Keener for Chairman. William Byassee seconded the motion. William Byassee made a motion to close nominations and appoint Dale Keener as Chairman. JoAnn Rahauser seconded the motion. All members voted yes.

Dale Keener, Chairman, asked for nominations for Vice-Chairman for 2010. JoAnn Rahauser nominated Tom Hojnowski for Vice-Chairman. William Byassee seconded the motion. William Byassee made a motion to close the nominations and appoint Tom Hojnowski as Vice-Chairman. JoAnn Rahauser seconded the motion. All members voted yes.

Dale Keener, Chairman, asked for nominations for Secretary for 2010. JoAnn Rahauser nominated Cheryl Haus for Secretary. William Byassee seconded the motion. William Byassee made a motion to close nominations and appoint Cheryl Haus as Secretary. JoAnn Rahauser seconded the motion. All members voted yes.

The Pledge of Allegiance was held.

PUBLIC PARTICIPATION - NONE

APPROVAL OF MINUTES

A motion was made by JoAnn Rahauser and seconded by William Byassee to approve the minutes of November 17, 2009. Upon roll call, Rahauser, Byassee and Keener all voted yes.

A motion was made by JoAnn Rahauser and seconded by William Byassee to approve the meeting dates of Jan. 19, Feb. 16, March 16, April 20, May 18, June 15, July 20, August 17, September 21, October 19, November 16, and December 21, 2010. Upon roll call, Rahauser, Byassee and Keener voted yes.

Chairman, Dale Keener reviewed information included in The Township Planner, PSATS Planning Commission newsletter. Two items suggested were: (A) Adoption of a Property Maintenance Code (B) Amend land Use Ordinances to encourage prospective commercial/industrial developers to reuse vacant buildings in the township instead of building new ones.

Mark Koch of Koch and Koch and Todd Stager of CEDG were present to discuss the latest Text Amendment of the C-2 / C-3 zoning district including ideas / comments from the December 22, 2009 public meeting.

Dale Keener is concerned with the flow of traffic between the different retail businesses in this area. He requested a schematic drawing of the roads, etc.

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Necessary signage and pavement markings to guide traffic through the development will be required.

William Byassee agreed with Mr. Keener and said this has been done piece meal and a larger overall plan is needed.

Comments were received from the developers of Tilden Ridge and these comments were addressed.

- 1) Parking stall requirements are 10 x 20 standard parking stall size
- 2) Buffer yards—The Board of Supervisors decided on no rezoning and a 50 foot buffer yard consisting of a 6 foot berm, fencing and a minimum of 6 foot trees the full length of the lot will be required. Some draft computer renderings were done by Supervisor Gene Schappell and the secretary will e-mail these to everyone. Screen plantings were discussed and Section 1609 (C) (3) requires maintaining them permanently and any plants that do not live will be replaced within 1 year.

The difference between Section 1609 (a) and (c) was discussed. It was recommended that (a) should be deleted and keep (C)

- 3) Maximum building size was discussed as in Section 8-203 (C). Not more than 50 percent of the area of each lot may be occupied by buildings
- 4) Stand alone full motor vehicle repair facilities should not be permitted in a shopping center. i.e. Pep Boys to change oil, etc. would be different.
- 5) Building signs—Section 1914 (a) shall be limited to 10% of the building front wall, maximum of 1,000 feet Would like added NO TEMPORARY SIGNS, there isn't anything in the ordinance.
- 6) Section 1914 (b) Center signs—would like it to be clear how many and where they can go. Elevation 550 was not understood. Mr. Stager provided a drawing to Judy Romig. We will try to see this drawing.

Temporary Storage containers were discussed and requirements from the HICC were implemented into the C-3 zone. It was recommended that temporary storage containers be limited to a maximum of 3 months and a permit shall be needed.

It is thought that the C-2 district shall be for smaller commercial establishments and the C-3 District shall be for heavier commercial traffic.

OTHER BUSINESS: none

ADJOURNMENT:

A motion was made by JoAnn Rahauser and seconded by William Byassee to adjourn the meeting @ 9:23 p.m. Upon roll call, Rahauser, Keener, and Byassee voted yes.

ATTEST:

Cheryl A. Haus
Secretary